



**Nye County**  
**Department of Natural Resources & Federal Facilities**  
1210 E. Basin Rd. Ste. #6 • Pahrump, Nevada 89060  
(775) 727-7727 • Fax (775) 727-7919

02-024-LB (L)

January 8, 2002

Connie F. Lewis, Brownfields Manager  
Bureau of Corrective Actions  
Nevada Division of Environmental Protection  
333 West Nye Lane  
Carson City, NV 89706-0851

**Application for Targeted Site Assessment Funding through the State of Nevada Brownfields Program**

Dear Ms. Lewis:

Nye County is pleased to submit that attached application for targeted site assessment funding through the State of Nevada Brownfields Program. We are requesting financial and technical assistance in assessing 1,703.55 acres of property located at the Tonopah Airport in Nye County, Nevada.

Tonopah, like other towns in the county, was hit hard by a combination of a mining industry slump, and a decline in the industries supported by the Department of Defense and Energy. Between 1992 and 1998, Nye County saw a loss of 9,560 jobs. This constituted a debilitating impact to a County whose current total population is fewer than 41,000 people.

The Tonopah Airport revitalization program will increase employment opportunities for Nye County workers and improve socio-economic conditions for our residents. Additionally, the refurbished airport should facilitate increased State revenue as new businesses enter and thrive in the County and support other enterprises within the County and support other enterprises within the State.

Thank you for your consideration of our application. We look forward to a successful and mutually beneficial partnership as we work toward implementation of our first goal: the Tonopah Airport revitalization program.

Sincerely,  
NYE COUNTY, NEVADA

Les Bradshaw  
Department Manager

Cc: Nye County BOC  
Bob Wickendon

/js

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RECEIVED  
ENVIRONMENTAL  
DIVISION

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# Nye County, Nevada



Application for

State of Nevada's Brownfields Targeted Site Assessment Program

- 1. Provide a description of the site, including the assessor's parcel number, the address of the site (street address, city, state, zip code), and the current owner's name, business address, and phone number. What is the current zoning and total acreage of the site? Attach appropriate regional and site location maps, and photographs, if available.***

The Tonopah Airport is located on US Highway 6, approximately seven miles east of the town of Tonopah in west-central Nye County. Although no physical address exists for the site, the assessor parcel numbers, descriptions, value, and acreage are as follows:

Parcel #	Description	Assessed Value	Acreage
12-471-02	T2 & 3N R43 & 44E	\$256,086	975.22
12-471-04	T2 & 3N R 44E	\$69,300	550.00
12-471-05	T2N R44E S.7, ESE L.3 & 4	\$14,290	155.53
12-751-01	F#352633 Parcel 1	\$750	5.94
12-751-02	F#352633 Parcel 2	\$695	5.52
12-751-03	F#352633 Parcel 3	\$695	5.54
12-751-04	F#352633 Parcel 4	\$730	5.80

The site is owned by Nye County. Contact information for the County is as follows:

Nye County  
County Engineer's Office  
P.O. Box 153  
Tonopah, Nevada 89049

Attention: Bob Wickenden, County Engineer

Telephone: 775-482-8157  
Fax: 775-482-3181

The Tonopah Airport is zoned for use as mixed commercial and industrial, and the total area of the subject property is 1,703.55 acres. Assessor parcel maps and an informational flyer intended to attract new business to the airport are attached as Appendix A.

- 2. Provide a chronological history of the site (type of manufacturing, nature of processing facilities, etc.), and describe its anticipated/planned future use (residential, recreational, commercial/retail, industrial, mixed). Include a proposed reuse plan and time table.***

The site is the former location of the Tonopah Army Air Field (TAAF), built in 1940 as a training facility for aircrew during World War II. The TAAF was also used to repair and maintain aircraft and other vehicles; train personnel in chemical warfare and munitions handling; perform ammunition assembly; and store paints, solvents, and fuels for facility maintenance and operations. By 1943, the TAAF was the largest military installation in the State of Nevada. The airfield was decommissioned and turned over to Nye County in 1946 and renamed the Tonopah Airport.

The Tonopah Airport is currently used as a runway and refueling station for light aircraft. Nye County has concentrated redevelopment efforts at the airport to create the Tonopah Aeronautics and Technology Park. By increasing the number of businesses at the

Tonopah Airport, Nye County hopes to raise socio-economic standards for the surrounding population, including that within the town of Tonopah. Within the next five years, Nye County, with funding assistance from the Federal Aviation Administration, plans to extend and widen the runway, rehabilitate the outer taxiway, and rehabilitate the apron. These changes should facilitate Tonopah Airport's use as a support facility for cargo aircraft from Las Vegas, Reno, and San Diego Airports within the next seven years. Additional funding from an Economic Development Administration Grant will allow upgrades to the water supply and distribution system, interior roads, and sewer lines over the next five years.

***3. If the property is owned by the applicant, how was the property acquired? If the property is not owned by the applicant, does the applicant anticipate problems in obtaining legal permission to enter the property to conduct site assessment activities?***

Nye County owns the property requested for consideration under this grant. The land was acquired by Nye County from the United States government via Quitclaim Deed, dated July 29, 1949.

***4. List delinquent property taxes owed on the property, if any, as well as the assessed value of the property.***

Nye County currently owns the property, and as such, does not pay property taxes. Assessed values are presented in response to Question 1.

***5. Is the applicant or any other party under order from USEPA or a state agency to conduct a site assessment and/or cleanup?***

During the mid to late 1990's, the United States Army Corps of Engineers (USACE) began preliminary assessment and remediation activities at the TAAF through the Defense Environmental Restoration Program for Formerly Utilized Defense Sites. USACE conducted initial historical document research in July 1996, to obtain information regarding the structures and utility systems at the former military installation. In the summer of 1998, all underground storage tanks (USTs), above ground storage tanks (ASTs), and underground vaults identified during the preliminary document review process were removed by USACE. In addition, oil pits, vaults, and piping identified during excavation activities were also removed. Soil samples were collected and analyzed for hydrocarbons as part of initial remedial activities.

USACE performed a site visit to TAAF on February 22 and 23, 2000, and a site reconnaissance on June 26 and 27, 2000. USACE contracted a private consulting firm to perform a record search of historical documents to obtain information regarding the site during the spring of 2001. The site visit, site reconnaissance, and record search were performed to prepare a Preliminary Assessment report dated May 2001.

The Preliminary Assessment report briefly discussed 15 facilities or areas where USTs, ASTs, and underground vaults were removed by the USACE during the summer of 1998. During the Preliminary Assessment investigation, 45 facilities (buildings, a landfill, and a

sewage treatment plant) were reviewed to recommend either additional investigation or no further action at each facility. Based on the findings of the investigation, 11 sites were recommended for additional investigation. Additional sampling and investigation of the 11 sites occurred in July 2001; the site inspection report has not yet been issued. No formal CERCLA scoring of the site is planned.

None of the sites recommended for additional investigation under the Defense Environmental Restoration Program for Formerly Used Defense Sites (DERP-FUDS) will be assessed using Brownfields Targeted Assessment funds.

**6. Describe buildings on the property, including square footage and physical condition of the facilities (e.g., usable, partially razed, fire-damaged, foundation only).**

The following buildings located within the subject areas and their physical conditions are as follows:

<b>Building # and Former Use</b>	<b>Square Footage</b>	<b>Condition</b>
187 Heating Plant	2,072	Foundation Only
189 A Fuel Oil Pump House	36	Foundation Only
374 Grease Shack	240	Foundation Only
382 Equipment and Repair Shop	6,144	Foundation Only
394 Motor Repair Shop	2,816	Foundation Only
1038A Fuel Oil Pump Shed	36	Foundation Only
1060A Fuel Oil Pump House	48	Foundation Only
1072 Paint, Oil, and Dope Building	1,350	Foundation Only
1180 Chemical Storage Warehouse	1,640	Foundation Only
1225 Ammo Assembly Shop	3,201	Partially Razed
1230 AC Magazine	2,800	Partially Razed
1235 Black Powder Igloo	1,040	Usable
1240 Chemical Warfare Building	70	Partially Razed
1242 Chemical Warfare Building	70	Partially Razed
1245 Timber Magazine Igloo	800	Foundation Only
1250 Strategic Storage Igloo	1,560	Usable
1255 Warehouse Igloo	1,560	Usable
1260 Pyrotechnic Magazine	675	Foundation Only
1265 Ammo Storage Magazine	1,520	Foundation Only
1270 Ammo Storage Magazine	1,520	Foundation Only
1840 Motor Repair Shop	NA	Foundation Only
2095 Engine Cleaning Building	NA	Foundation Only
2580 Arms Cleaning Building	1,000	Foundation Only
2430 Hangar	13,072	Partially Razed
Former Sewage Treatment Plant	NA	Partially Razed

Notes: NA - Not Available

**7. *Detail proposed funding sources and dollar amounts for site cleanup (the Nevada Brownfields program is for site assessment only; no cleanup funds are offered as part of this program.) How does the applicant plan to finance the redevelopment?***

Should funds for remediation be required, Nye County will request that the Nevada Division of Environmental Protection re-open the facility case file. Once the case file is reopened, Nye County will request funding for remediation through the DERP-FUDS program. Nye County will apply for funding through the State of Nevada's Brownfields Cleanup Revolving Loan Fund program for sites that do not qualify for the DERP-FUDS program.

**8. *Briefly describe public interest and/or community involvement in site reuse planning activities to date.***

County and community leaders from organizations within the County have formed two separate entities to address redevelopment issues both at the Tonopah Airport and in neighboring Tonopah. These are the Tonopah Redevelopment Corporation and the Tonopah Aeronautics & Technology Park. Both organizations continuously review potential investment projects and contact local, national, and international firms to solicit additional investment in the area. Additionally, the County Engineer has been appointed to oversee planning and development at the Airport, including public awareness and consultation in bringing new businesses to the area.

**TONOPAH AIRPORT  
REQUESTED INFORMATION ON  
BROWNFIELD GRANT APPLICATION**

PARCEL #	DESCRIPTION	ASSESSED VALUE	ACERAGE
12-471-02	T2 & 3N R43 & 44E	\$256,086	975.220
12-471-04	T2 & 3N R 44E	\$ 69,300	550.0 +/-
12-471-05	T2N R44E S.7,ESE L.3&4	\$ 14,290	155.53
12-751-01	F#352633 PARCEL 1	\$ 750	5.94
12-751-02	F#352633 PARCEL 2	\$ 695	5.52
12-751-03	F#352633 PARCEL 3	\$ 695	5.54
12-751-04	F#352633 PARCEL 4	\$ 730	5.80
			<hr/> 1,703.55 AC

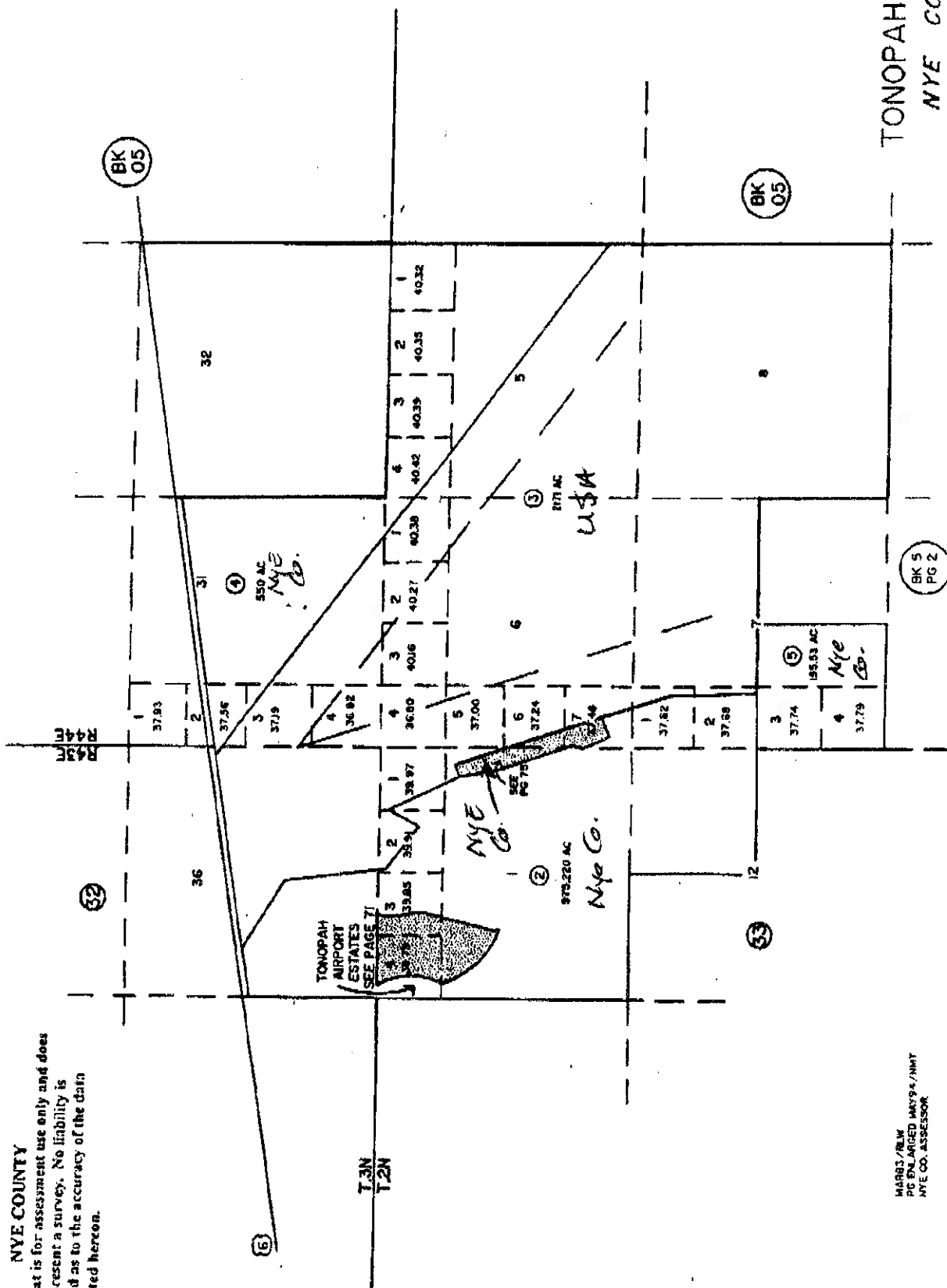
**Response to Application Question.**

1. Above grid pretty well covers Question #1. The description field reflects our legal description; there are not any street addresses, at this point.
2. The whole tract involved in this grant application was acquired by Nye County, from the United States government via Quitclaim Deed, dated July 29, 1949.
3. The assessed values of each parcel is listed above. The assessed value for parcel 12-471-02 includes improvements, those being the water and sewer system, installed in 1980
4. Any of the buildings on the property involved belong to the individual lessee, fixed-base operator or FAA, and are not being assessed on the Real Roll.

What is for assessment use only and does not present a survey. No liability is assumed as to the accuracy of the data stated herein.

POR. T2N & T3N  
POR. R43E & R44E

REV 11/15/94  
10/30/01



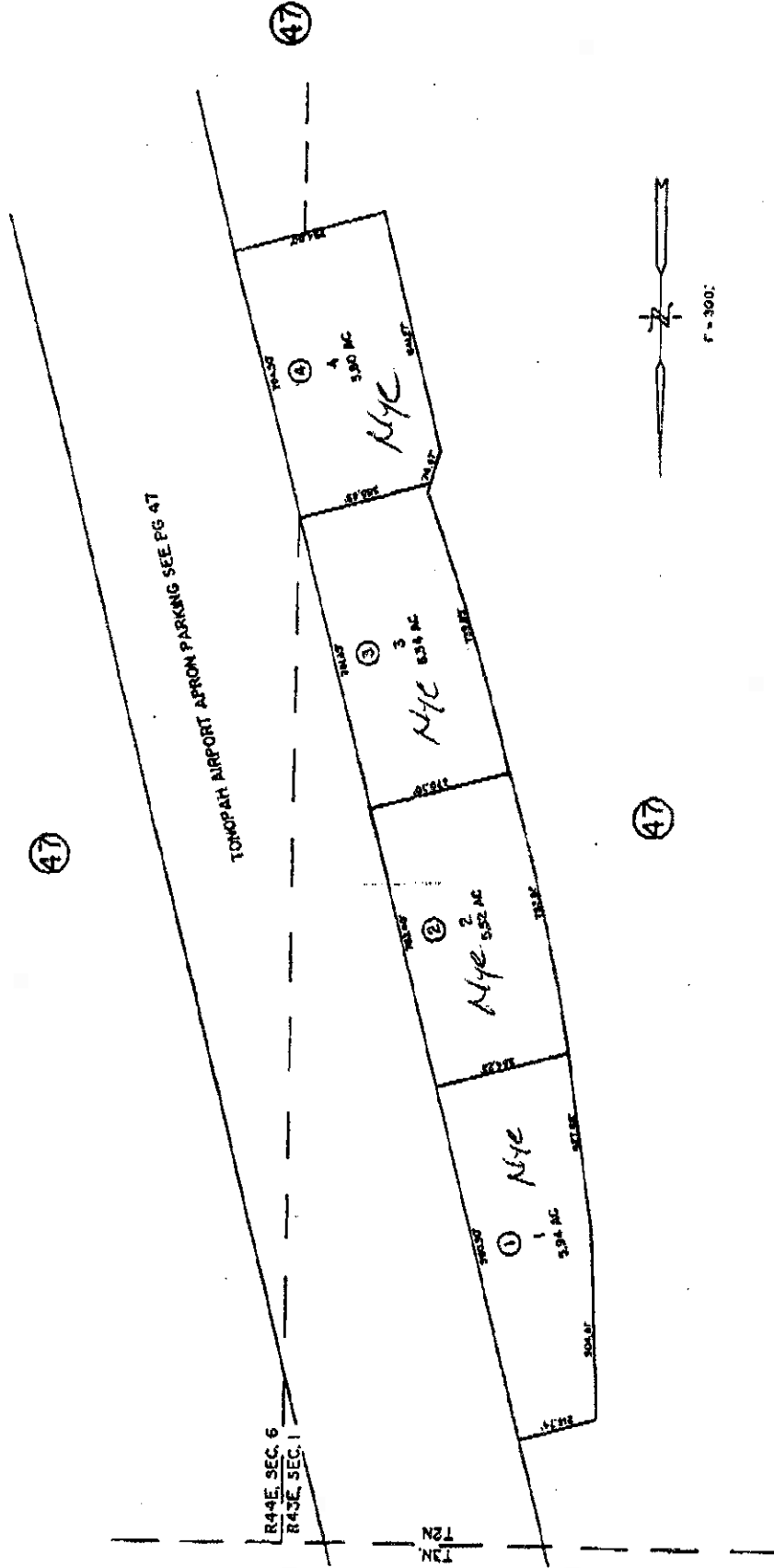
TONOPAH AIRPORT  
 NYE COUNTY

MAR 23 / 1984  
 PHOTO ENLARGED MAY 9 & / NMT  
 WYE CO. ASSESSOR.

NOTE: This plot is for assessment use only and does not represent a survey. No liability is assumed.

T2N R43E & R44E  
POR. OF SEC. 186

12-75



NYE COUNTY

NOTE: This plat is for assessment use only and does not represent a conveyance of title.

2024/10/17  
NYE CO. ASSESSOR

Current Year: 2002-03

Property Appraisal Master Update

PA0100C

Parcel Number.....: 01. 471-02

Lump Sum Included = \*\*

## Improvements

Ln	Grp #	Description	Cnt/Size	Apprs Dt	RCNLD
01	1 001	WATER STORAGE TANK; 500,000 GALLON	1	12/08/00	125,790 **
02	1 002	BOOSTER PUMP STATION	1	12/08/00	7,519
03	1 003	10" WATER MAIN	2,000	12/08/00	31,396
04	1 004	8" WATER MAIN	1,000	12/08/00	12,784
05	1 005	1" METER SERVICE	40	12/08/00	3,538
06	1 006	WASTE WATER PLANT; 95,000 GAL MAX	1	12/08/00	176,224 **
07	1 007	8" TO 12" SEWER PIPE	3,000	12/08/00	23,336

Total for this Parcel: 380,587

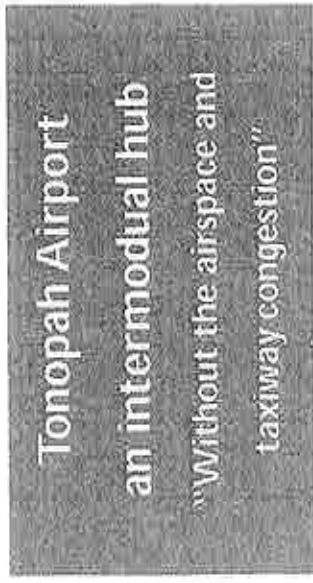
-- &lt;--View or Update This Line

Improvement 1 007 was Skipped.

Bottom

F3-Save&amp;Exit F6-Add F10=Fact Hist F12=Cancel F13=Basic F22=Ag Land Roll

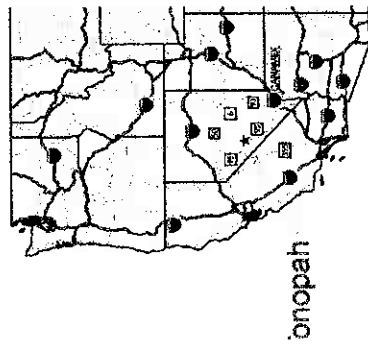
Interested in building or  
relocating your business?  
Consider Tonopah.



Tonopah is at the strategic crossroads of major air/truck corridors with intersecting north-south truck transportation and east-west air transportation.

Tonopah is on US 95, the major north-south highway connecting Reno/I-80 and Las Vegas/I-15, both three to four hours away by ground transportation.

US 6 runs east to west at the airport.



## Tonopah (TPH) Specifics

Type Public Use General Aviation Airport  
Owner Nye County  
Location 7 miles east of town on US 6  
NPAIS Number 32-0019  
Site Number 13130.A  
Airport Ref Code B-11  
Elevation 5,426 MSL  
Coordinates N38-3.61 W117-5.22  
Mag Var 15 degrees east

## Navigation Aids

Type VOR  
ID TPH  
Frequency 117.2  
Radial 288 degrees  
Distance 3.1 miles

## Communication Frequencies

Unicom 123.0  
CTAP 123.0  
FSS 122.6  
Approach Frequency Salt Lake Center 133.454  
WX Contact ASOS 118.875  
Traffic Pattern All Aircraft; 6,227 MSL

## Runways

15-33 7,057' x 80'; asphalt; PC  
11-29 5,464' x 50'; asphalt; PB  
Right traffic runways 33, 11  
Approaches VOR GPS RNAV/VASI

## Lights

Low SS to SR 123.0  
Medium 3 clicks in 5 seconds  
High 5 clicks in 5 seconds  
Critical Aircraft 7 clicks in 5 seconds  
Special Operations Cessna Citation III  
Charts Soaring  
Las Vegas, L5

## FBO—Desert Flying Service

Phone 775.482.3626  
Fax 775.482.6670  
Hours 24  
Frequency 123.0  
Fuel 100LL and Jet-premix

## Weather

National Weather Service: Internet Weather Source  
<http://weather.noaa.gov/weather/current/KTPH.htm>

## NOAA Cooperative Institute for Regional

## Prediction: MesoWest Data

[http://www.met.utah.edu/cgi-bin/database/meso\\_table.cgi?stn=TPH](http://www.met.utah.edu/cgi-bin/database/meso_table.cgi?stn=TPH)



# Tonopah Airport

## Tonopah Aeronautics & Technology Park



"In the Middle of Everywhere."

## Tonopah has a rich history...

Tonopah has a colorful history with the likes of Jack Dempsey, Wyatt Earp and Howard Hughes all spending time in town.

A lot of other "colorful" aircraft have also spent time in the airspace of Tonopah — Tonopah has supported military aviation for over 60 years.



The Tonopah Army Air Field was built in 1940 and supported B-24 and P-39 training — where Chuck Yeager trained. In 1946 the airfield closed and was turned over to Nye County.



From 1983-1990, Tonopah was the "home town" to the first operational wing of the Stealth F-117, a "black project" based at the Tonopah Test Range (TTR).



## Tonopah soars

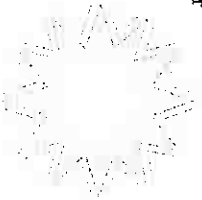
The exceptional thermals in the mountains of Central Nevada are making Tonopah a major soaring "base camp."



Several international and national soaring records have been set in Tonopah over the past few years. Several 1000K soaring flights have been based at the Tonopah Airport.

## Tonopah features...

- 325 days of sunshine every year
- Excellent K-12 public schools
- Full service grocery
- Full service hospital and clinic
- Ample housing and motel rooms



CANAMEX Trade Corridor



## Tonopah is...

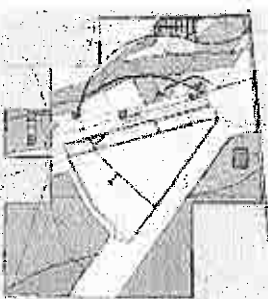
- Within 30 miles of the Tonopah Test Range and several major defense/aerospace contractors
- 1-day "just-in-time" delivery to 51 million consumers and all of California's ports
- 2-day "just-in-time" delivery to 11 western states

## Airside

- Runway 15-33**
  - 7,100' x 80'
  - Rebuilt in 1997
  - Lighted

## Runway 11-29

- 5,500' x 50'
- Rebuilt in 1997
- 24 hour FBO
- 70-acre apron, one of the largest in the US



## Tonopah Aeronautics & Technology Park

## Real Estate Summary

	Acres
<b>Airport</b>	<b>2,171</b>
<b>Aeronautics Park</b>	<b>735</b>
Apron access and FBO area	50
Taxiway access west side	185
Taxiway access south side	500
<b>Technology Park</b>	<b>200</b>
<b>Residential</b>	<b>175</b>
150-unit mobile home RV/park	
54-acre large lot subdivision	
<b>Recreation</b>	<b>185</b>
Future 18-hole golf course	
<b>Future Development</b>	<b>385</b>
<b>Total Land Area</b>	<b>3,851</b>

## FAA Airport Improvement Capital Projects over the next five years

- ✈️ Extend runway 15-33 to 9,100'
- ✈️ Install PAPIs
- ✈️ Rehabilitate outer taxiway
- ✈️ Rehabilitate apron
- ✈️ Extend and widen 15-33 to 12,000' x 150'

## Capital Projects over the next five years

- ✈️ Upgrade water supply and distribution system
- ✈️ Upgrade water storage to supply 3,000 gpm
- ✈️ Upgrade interior roads
- ✈️ Extend sewer lines



TPH—on the East-West corridor between Nevada's restricted airspace

## Expedited Real Estate Development

Nye County has in place a new land development tool to bypass government regulations to expedite the sale and lease of Aeronautics Park property—only three counties in Nevada have this ability as provided by NTS Regional Development Act.

## Contacts

	Voice	Fax
<b>Airside</b>		
Desert Flying Service	775.482.3626	775.482.6670
<b>Landside</b>		
Bob Wickenden,	775.482.8157	775.482.3181
<i>Nye County Engineer</i>		
Joni Eastley,	775.482.9466	775.482.8568
<i>Nye County Commissioner</i>		